



RE-ISSUED FOR DEVELOPMENT PERMIT - OCTOBER 10, 2017

PROPOSED HOTEL DEVELOPMENT

| 833 WEST PENDER STREET | VANCOUVER, B. C.

240 - 388 West 8th Ave.
Vancouver, B.C. V5Y 3X2
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LOCATION MAP

PROJECT LOCATION

The proposed development site is located on the north side of Pender Street between Hornby and Howe Streets. It lies within Sub-Area 1 - Financial District of the Downtown District zoning area. The permitted density is FSR 9.0 with an additional 15% for the portion of the building having a floor to floor dimension of less than 10ft and used for guest accommodation. The development is a small lot mid-block infill project between a 1980's office building with a brick façade to the west and the new "Exchange" building to the east. The Jameson House residential / office complex is located across the lane to the north and several office buildings across the street to the south.

PROJECT STATISTICS

SITE STATISTICS			
CIVIC ADDRESS	833 PENDER STREET, VANCOUVER, BC		
LEGAL DESCRIPTION	LOT 17 & LOT 18, BLOCK 21, DISTRICT LOT 541, PLAN 210		
SITE DIMENSIONS	52' X 120'		
SITE AREA	6235 SF	579.25 SCL.M	
ZONING	DD	AREA 1 - FINANCIAL DISTRICT	

PROJECT STATISTICS			
BUILDING HEIGHT	ALLOWED	PROVIDED	
	300'-0" (91.4M)	154' (47m)	
SETBACKS	PROVIDED		
FRONT (PENDER STREET)		4'-4.5"	
SIDE (SOUTHEAST-EXCHANGE)		0'	
SIDE (SOUTHWEST)		0'	
BACK (LANE)		12'-11.5"	
DENSITY	ALLOWED (SF)	PROPOSED (SF)	
	FSR 9 = 56,115SF 15% OF FLOORS HAVING <10FT FLOOR TO FLOOR HEIGHT AND USED FOR GUEST ACCOMMODATIONS	FSR 9 +15% upper floors	
GROUND FLOOR AREA	4059.427		
ADDITIONAL FSR ALLOWED =	7808.336	7808.336	
TOTAL FSR ALLOWED		63923.34	

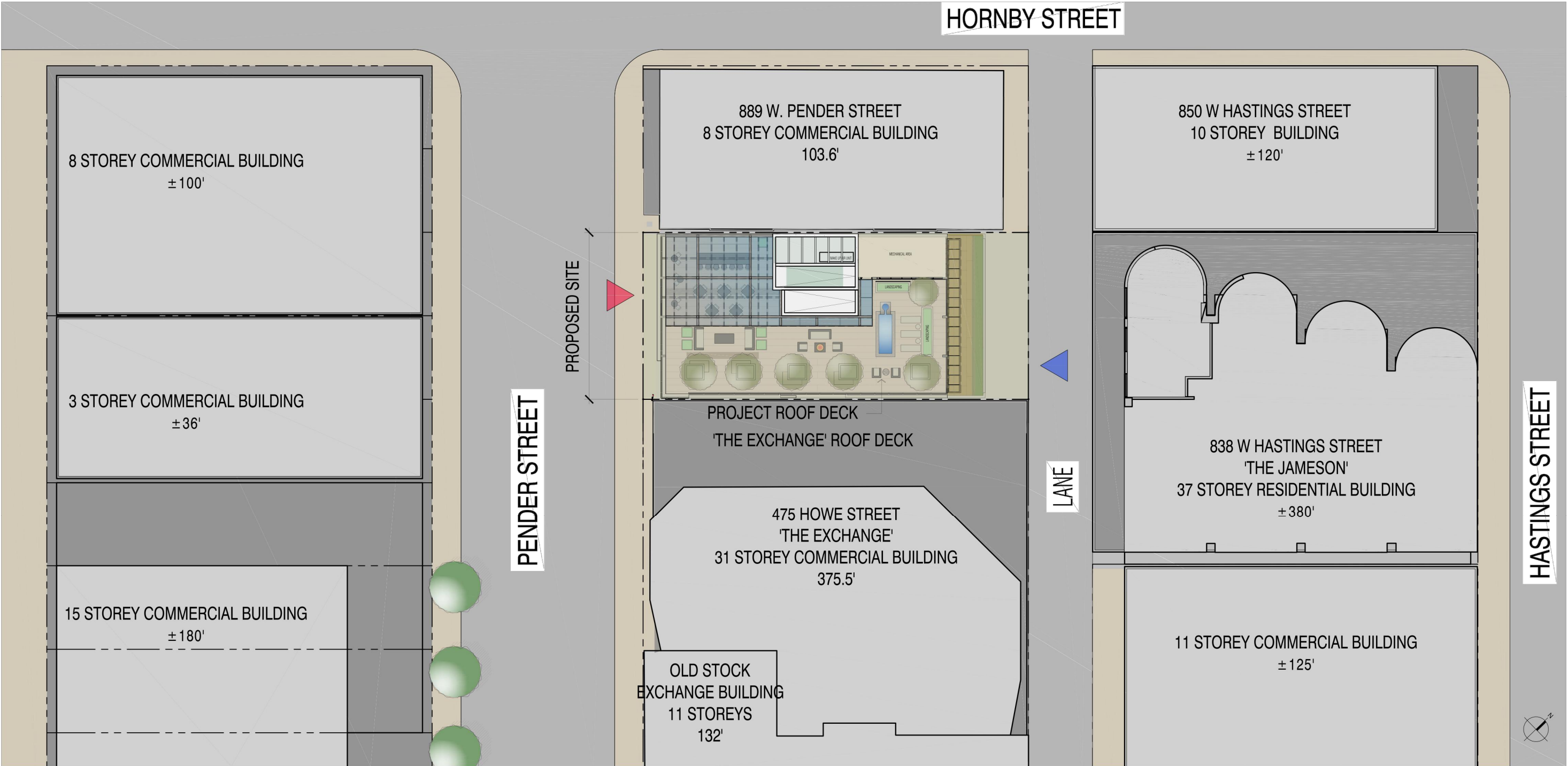
VARIANCES:
PARKING FOR THE HOTEL WILL BE PROVIDED BY VALET SERVICE ONLY. VARIANCE IS REQUESTED FOR THE NUMBER OF PARKING STALLS PROVIDED. REFER TO TRAFFIC REPORT

FSR CALCULATIONS						
	GROSS AREA (SF)	FSR EXCLUSIONS				
		Mech / ELECTRICAL shafts	CAR ELEVATOR	WALL EXCLUSIONS	OPEN TO BELOW	TOTAL EXCLUSIONS
GROUND FLOOR	4,333.740	24.976	249.337			274.31
2ND FLOOR	5,223.628	24.976		45.250		70.23
3RD FLOOR	5,223.628	24.976		45.250	603.869	674.10
4TH-12TH (X9)	5,016.672	24.976 X 9		45.25 X 9		632.03
13TH FLOOR	45,150.048	224.784		407.250		44518.01
ROOF	4,392.943	24.976		19.750		44.73
TOTAL FSR	65,711.743	418.012	249.337	517.500	603.869	1,788.72
						63923.03

NUMBER OF SLEEPING UNITS				
FLOOR	# OF UNITS	UNITS WITH VISUAL WARNING	ACCESSIBLE UNITS	TOTAL
2ND FLOOR	8	2	1	8
3RD FLOOR	8	2	1	8
4TH FLOOR	9	2	1	9
5TH-13TH FLOOR (X9)	9			81
		6	3	106
OFF-STREET PARKING				
	REQUIRED MIN 0.3 SPACES/UNIT	PROVIDED		
P2		12	VARIANCE REQUIRED	
P1		8		
TOTAL	32	20		
OFF-STREET LOADING				
	CLASS A	CLASS B	CLASS C	
REQUIRED	0	2	0	
PROVIDED	0	1	0	
OFF-STREET BICYCLE SPACES				
	CLASS A	CLASS B		
REQUIRED 1/30 UNITS	4	6		
PROVIDED	4	6		

PROJECT DESCRIPTION

The proposed project is for a new 13 storey - 106 room hotel with underground parking. The hotel will have a restaurant/guest lounge on the ground floor, lobby access from Pender Street and a vehicular drop-off area on the lane side. The two levels of underground parking will be accessed from the lane via a vehicular elevator operated by valet service only. The restaurant on the ground floor and a rooftop garden will provide amenities for the hotel guests.



SITE PLAN

URBAN CONTEXT PHOTOS



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7	08.05.2017	Issued for UDP Submission
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no.:	date:	description:
revisions		

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PROPOSED HOTEL
DEVELOPMENT
833 WEST PENDER ST
VANCOUVER, BC

drawing title:
LOCATION MAP/
STATISTICS/
DESCRIPTION/ CONTEXT

project no.:	16026
drawn by:	ST
checked by:	TW
date:	Oct 11, 2017
scale:	AS NOTED

drawing no.:

A0.1

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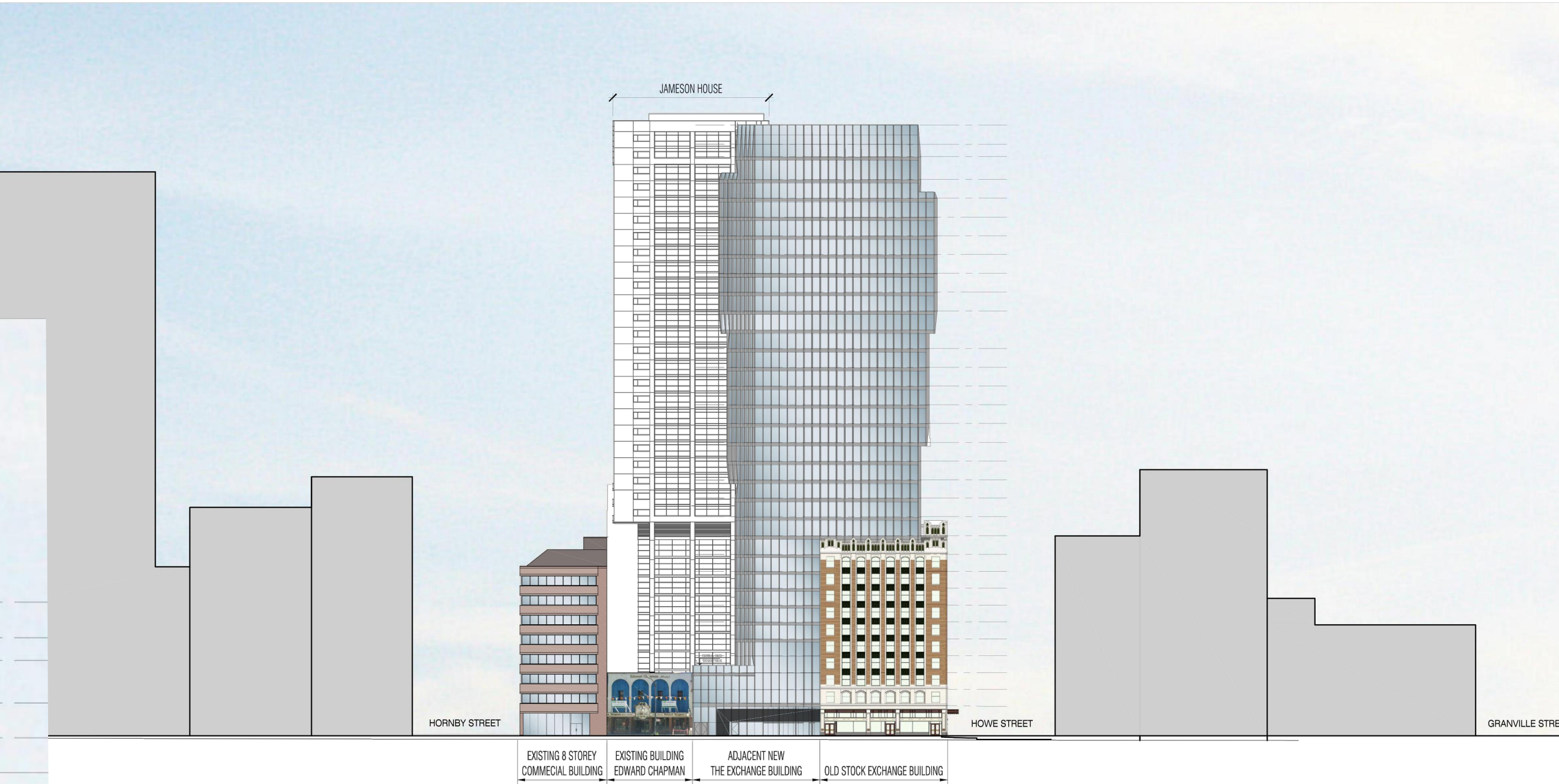
EXISTING & PROPOSED
STREETSCAPES

project no.:	16026
drawn by:	ST
checked by:	TW
date:	Oct 11, 2017
scale:	AS NOTED

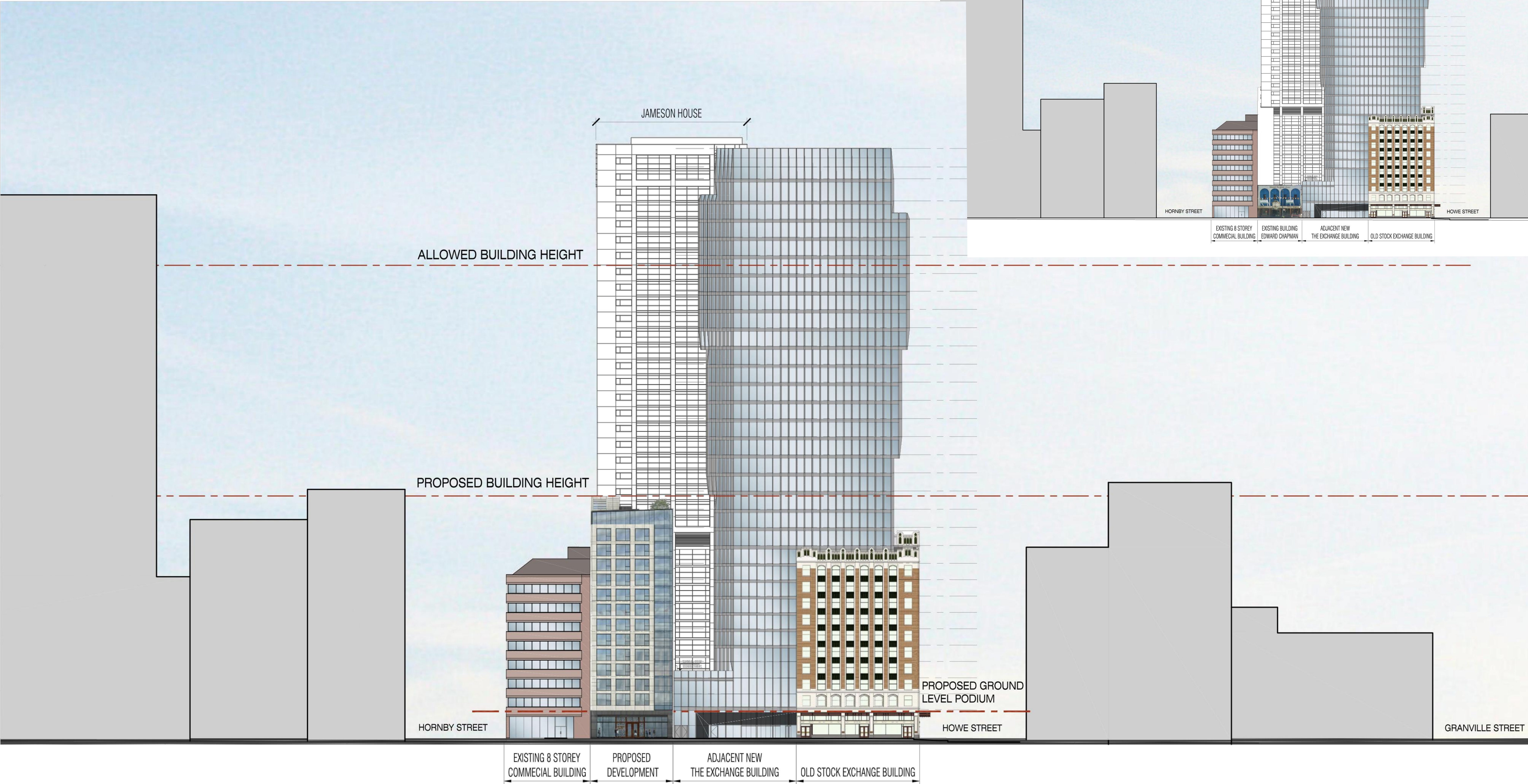
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EXISTING STREETSCAPE



PROPOSED STREETSCAPE



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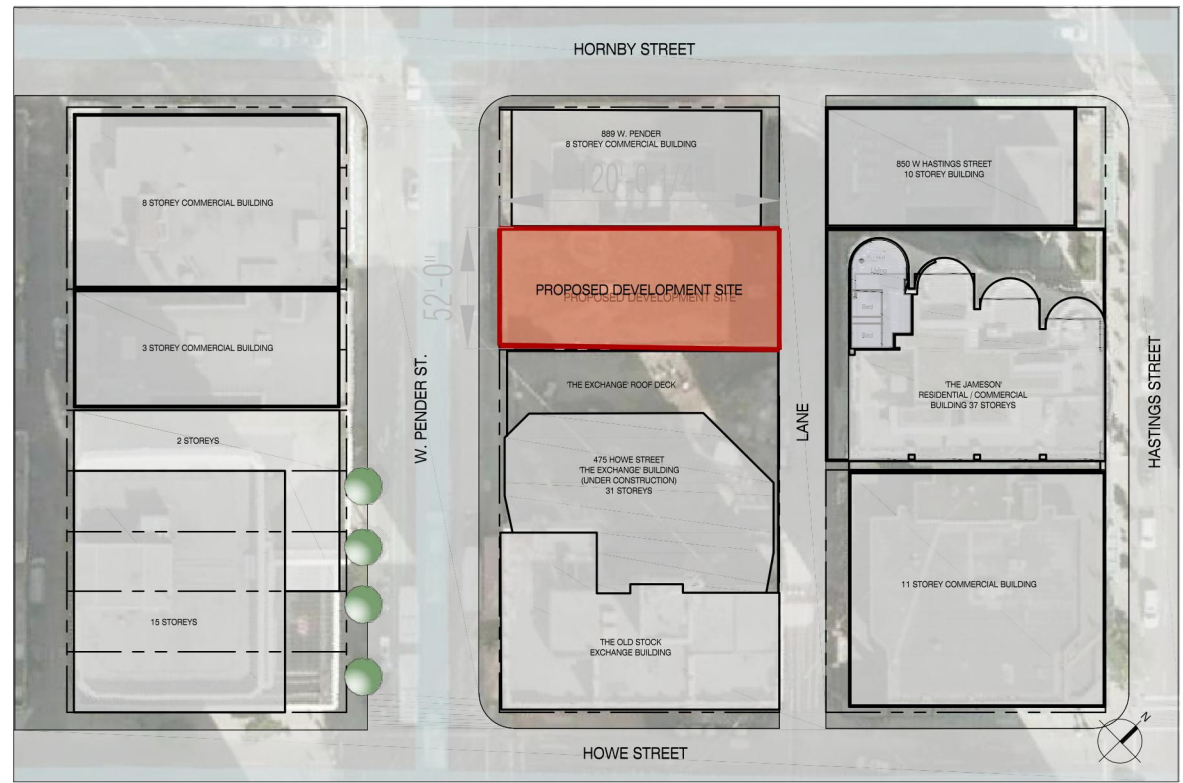
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DESIGN RATIONALE

MASSING:

The project is on a small infill site with a very narrow frontage to the street. The massing is designed to optimize the use of the frontage and efficiency of the interior functions of the hotel. It completes the existing streetscape and responds respectfully to the urban context while maintaining its own identity. The building height is well within the allowed maximum in the zoning requirements.



The adjacent 'Exchange' building on the southeast side of the project is set back from the property line and exposes the side wall of the building along the party wall. A recess designed in the middle of this wall provides opportunity to bring natural light to the interior while creating a relief in the massing.



DESIGN RATIONALE

ARCHITECTURAL EXPRESSION:

The front elevation is designed with a vertical rectangular element clad in polished white stone. This solid element, with its massing, punched windows and slender proportions provides a stronger expression that defines the building and gives it identity.

In contrast to the solid rectangular element, a sleek curtain glass wall acts as the backdrop to the building elevation. It wraps around the exposed corner with 'The Exchange' building to provide a cohesive transition to the side and a prominent expression to the corner.

The lane side elevation is designed with the same expression as the main one on Pender Street. It is also a front to the hotel with the vehicular drop-off area that provides access for the guests to the main lobby. The transparent curtain wall of the entrance connects this side through the lobby to the Pender Street entrance.



MAIN ELEVATION ON W. PENDER ST.

SOUTHEAST ELEVATION (THE EXCHANGE SIDE)

LANE ELEVATION

MAIN ENTRANCE FEATURES

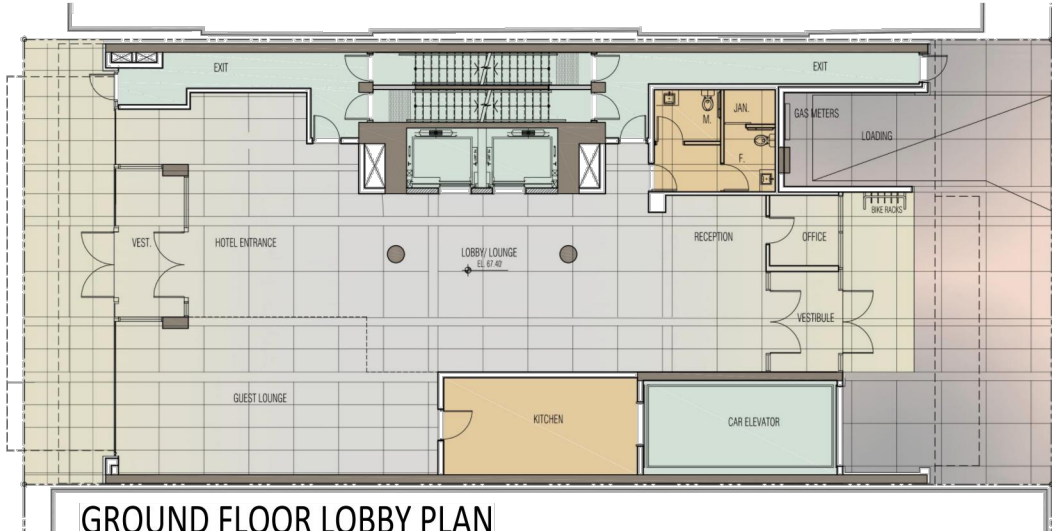
The ground level is set back from the building to extend the public realm. In response to UDP comments, the glazed portion has been increased to add to the transparency of the ground floor lobby and connection of the interior with the exterior. The openable folding doors to the restaurant will further animate the street.

A solid canopy provides protection from the elements. It extends into the lobby to connect the interior to the street. The main entrance to the lobby is strongly identified by a more solid cube form that encloses the vestibule and provides access through a pair of high double doors in wood.



3D VIEW OF MAIN ENTRANCE

The floor finish in the lobby area will extend to the exterior to both Pender Street and the Lane side drop-off zone, thus providing continuity and visual connectivity between the two fronts of the hotel.



GROUND FLOOR LOBBY PLAN



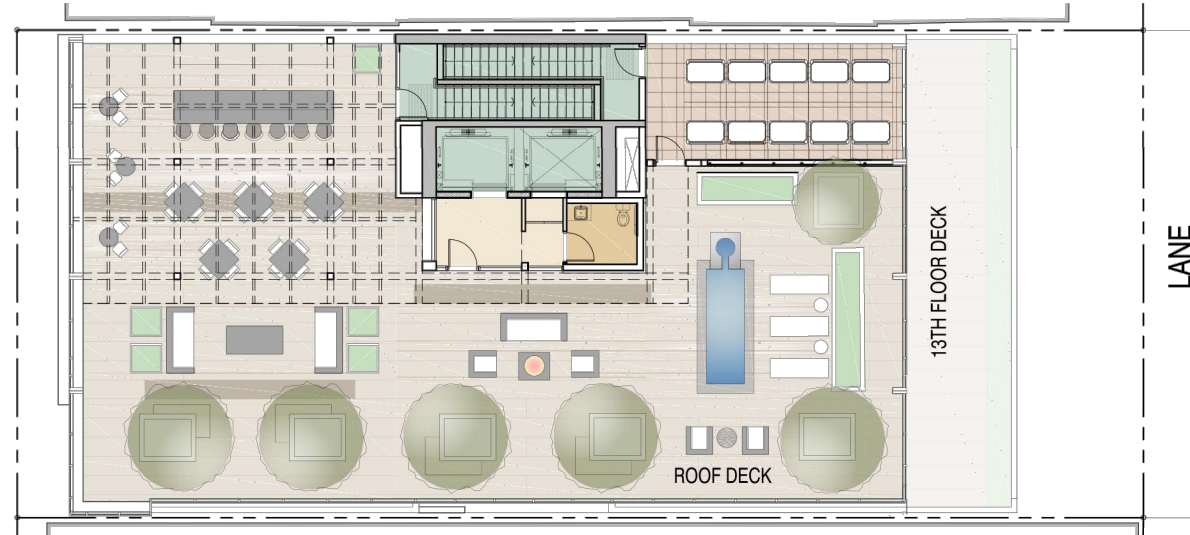
EXAMPLES OF LASER CUT METAL SCREEN APPLICATION

ROOF DECK AS AMENITY AREA:

On the roof level, a rooftop deck/ garden serves as amenity space for the guests. The roof deck is designed with different function zones. The Pender street side has a bar and seating areas that encourage gathering in that zone, while the lane side has more landscaping and a reflecting pool with lower occupants that form a buffer with the residential building across the lane.

A glazed canopy provides shelter and renders the deck more useable all seasons.

The rich landscaping and proposed trees provide a visually pleasant view to the users of the neighboring buildings.



VIEW OF ROOF DECK ON PENDER STREET SIDE



VIEW OF ROOF DECK ON LANE SIDE



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833 WEST PENDER ST	
VANCOUVER, BC	
drawing title:	DESIGN RATIONALE
MAIN ENTRANCE VIEW	
ROOF DECK VIEWS	

project no.:	16026
drawn by:	ST
checked by:	TW
date:	Oct 11, 2017
scale:	AS NOTED

drawing no.:	A0.3
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PUBLIC BENEFITS:

The hotel will service the business and tourism community alike. The project will infill the block and add to the fabric and development of the street. Consistent with the Land Use and the Development Policies and Guidelines of the District, the hotel access and restaurant on Pender Street will engage the street and animate the pedestrian experience.

SUSTAINABILITY

In consultation with NDY , the mechanical consultants for the project, the project will use the ASHRAE 90.1-2010 as the path of building Code energy conservation compliance via the Energy Cost budget (ECP) method.

Key elements which will be involved in the energy cost in the model include:

- Use of Ultra-thermal performance curtain wall with double glazed configurations. These are capable of exceeding the ASHRAE 90.1 requirements.
- Exterior insulated walls where there is cladding.
- The provision of interior shading devices which block further transmission of solar radiation onto surfaces beyond the essential visual privacy function.
- Water efficient plumbing fixtures will be used throughout the building.
- Highly efficient lighting systems.
- Highly efficient consumer appliances.
- Mechanical supply of outdoor air to all regularly occupied spaces including the hotel suites.
- Electronically Commuted Motors (ECM)/ Variable Frequency Drives with energy efficient motors.
- Variable speed pumps with energy efficient motors.
- VRF Fancoil unit in suites to increase the time when HVAC output matches HVAC loads and to have intrinsic heat recovery.

LIGHTING STRATEGY:

MAIN ENTRANCE FROM PENDER:

The main entrance on Pender street will have lighting in the soffit, some wall sconces on the two framing elements and inground uplights in front of the doors.



LANE SIDE ENTRANCE:

Like the main entrance, the canopy will have the same lighting in the soffit. The in ground uplights will also be considered in front of the doors and so will the wall sconces.



Lane elevation



Light fixtures in overhang of planter wall direct light to the floor. The same detail could be used for the pool parapets.



Downlights on canopy columns.



Ground strips in the centre of the deck.

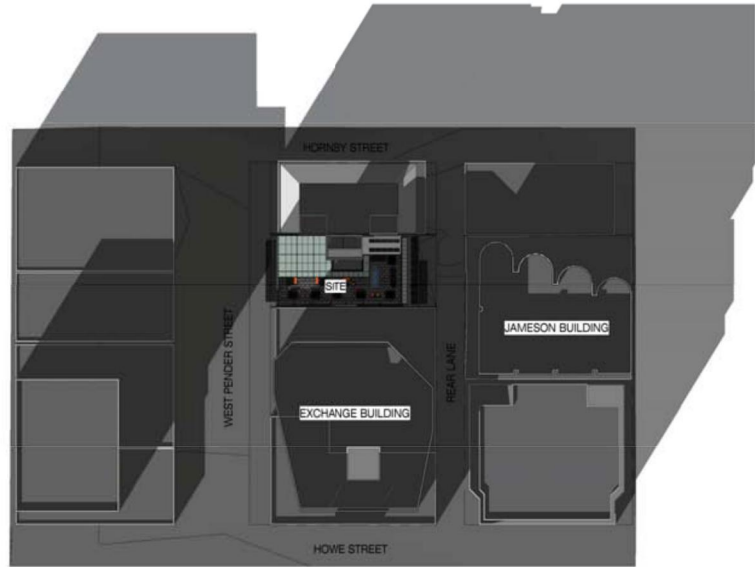
SHADOW ANALYSIS



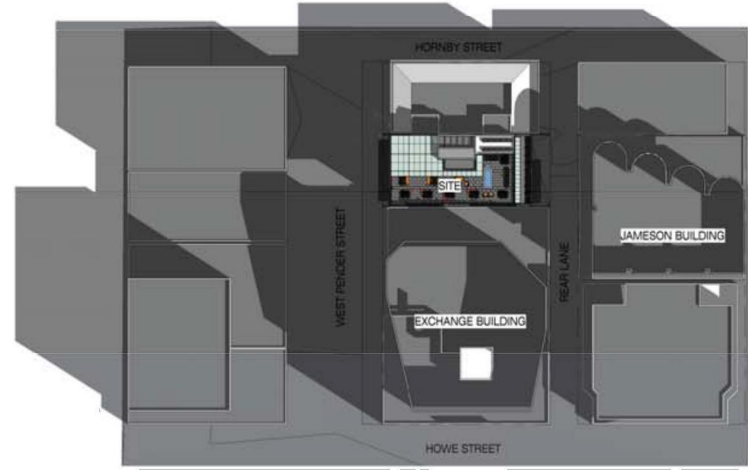
10AM MARCH 21/SEPTEMBER 21



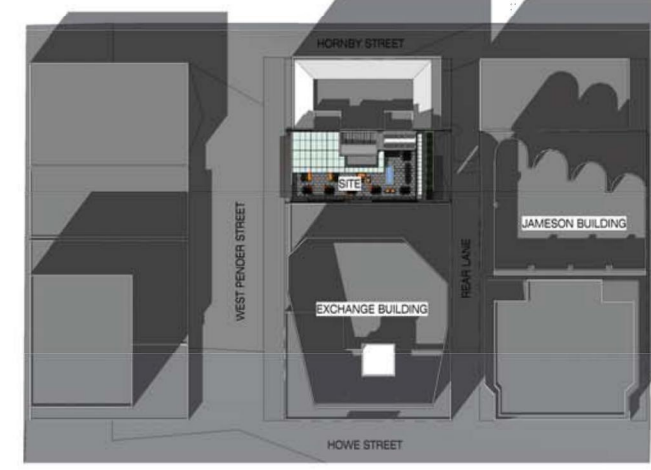
12PM MARCH 21/SEPTEMBER 21



2PM MARCH 21/SEPTEMBER 21



10AM JUNE 21



12PM JUNE 21



2PM JUNE 21

LANE FUNCTION ANALYSIS

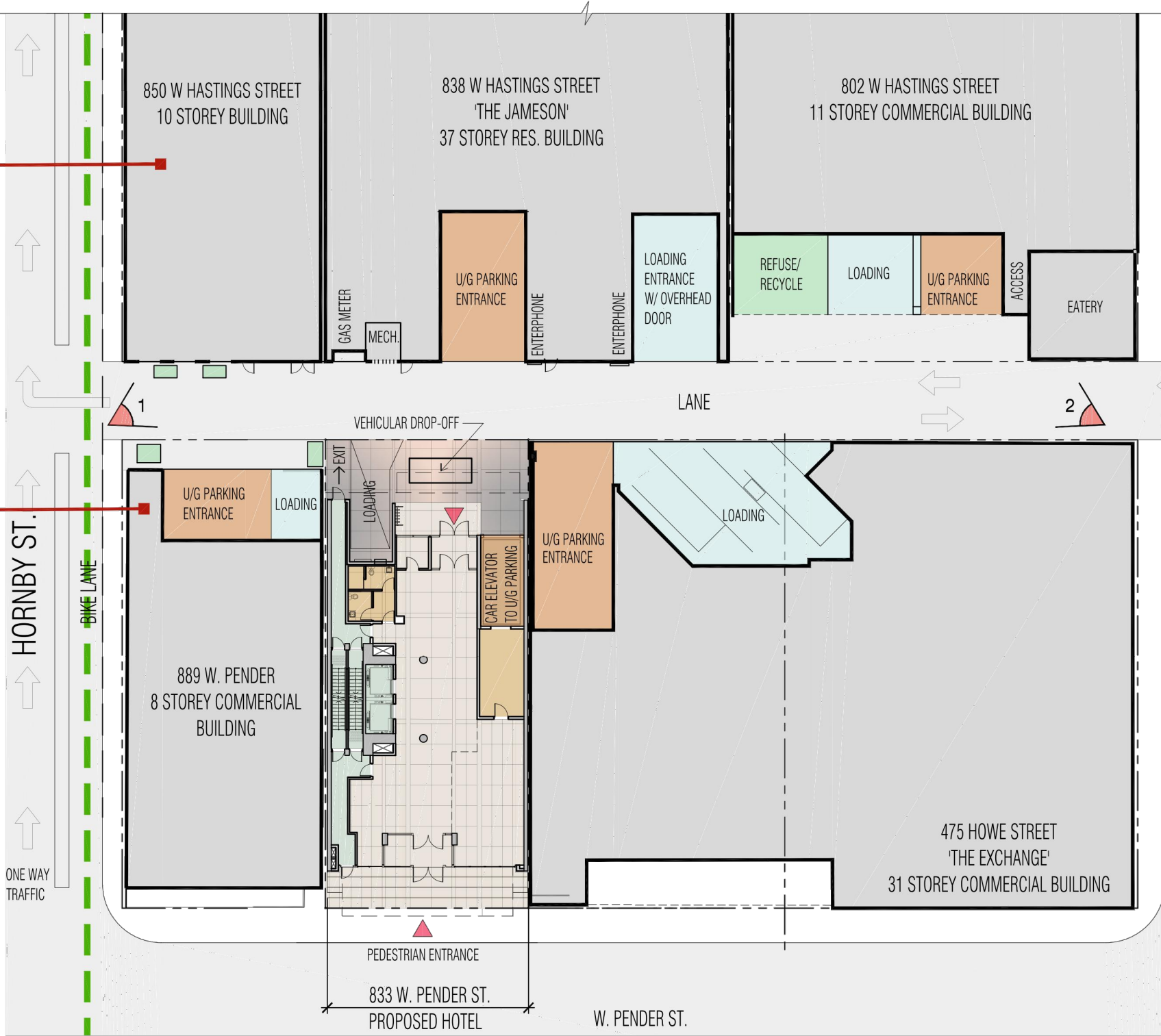


850 W HASTINGS STREET



889 W. PENDER STREET

LEGEND:



VIEW 1 - NORTH SIDE OF LANE FROM HORNBY



VIEW 2 - NORTH SIDE OF LANE FROM HOWE

The existing lane is very service oriented with parking entrances, loading zones and recycling functions throughout.

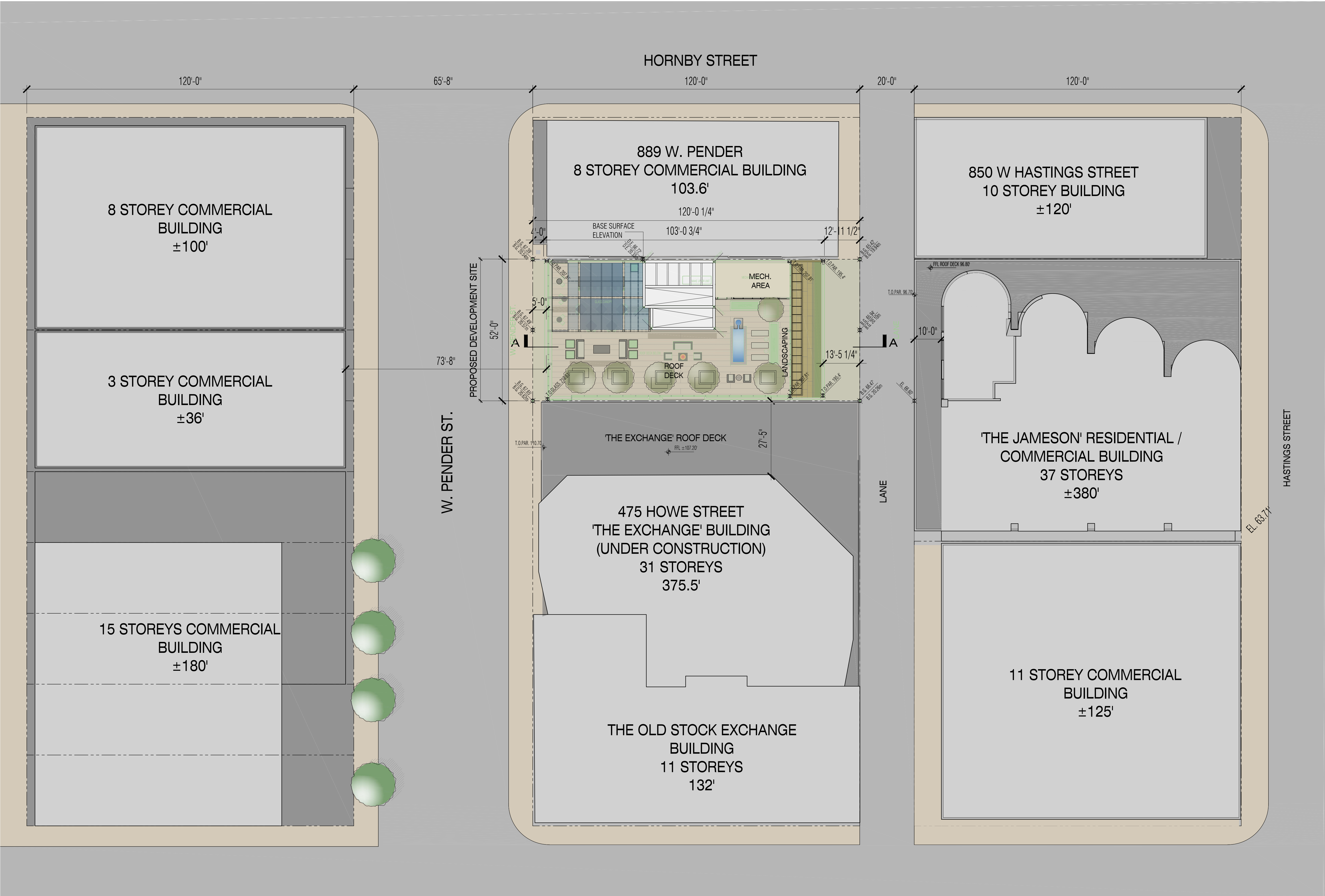
The proposed treatment of the lane side at ground level, with the transparent entrance facade, paved ground, lighting and 24hr activity will contribute to the enhancement of the lane.

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revisions		

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drawing title:	PUBLIC BENEFITS LANE FUNCTION ANALYSIS

project no.:	16026
drawn by:	ST
checked by:	TW
date:	Oct 11, 2017
scale:	AS NOTED

drawing no.:	A0.4
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SITE PLAN
SCALE : 1/16" = 1'-0" (ON 24" X 36" FORMAT)

ADDRESS: 833 W PENDER STREET, VANCOUVER, BC
LEGAL DESCRIPTION: LOT 17 & LOT 18, BLOCK 21, DISTRICT LOT 541, PLAN 210
SITE AREA: 6235 SF (579.25 SQ.M.)

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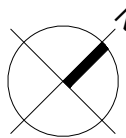
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DEVELOPMENT
833 WEST PENDER ST
VANCOUVER, BC

drawing title:

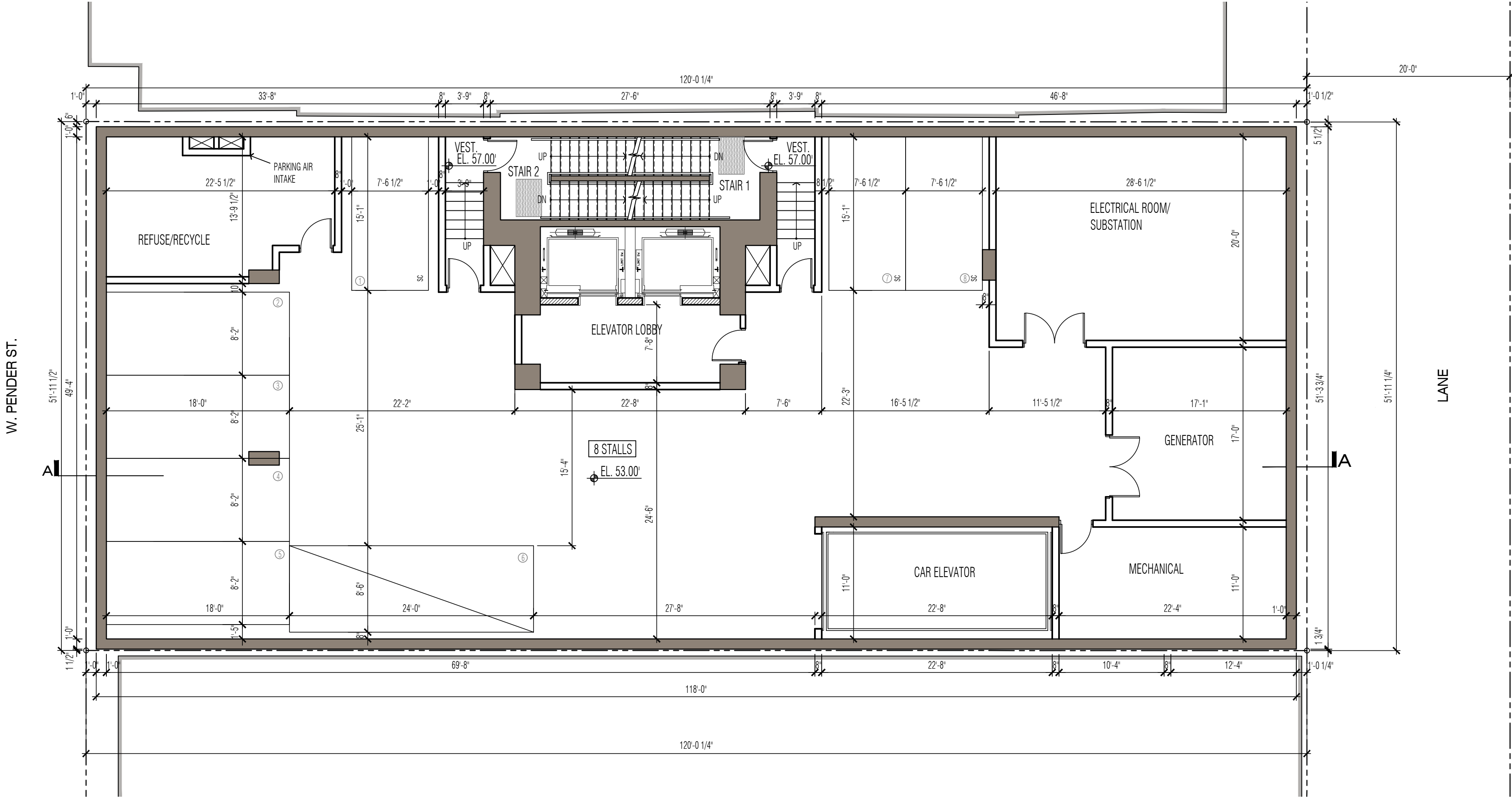
SITE PLAN

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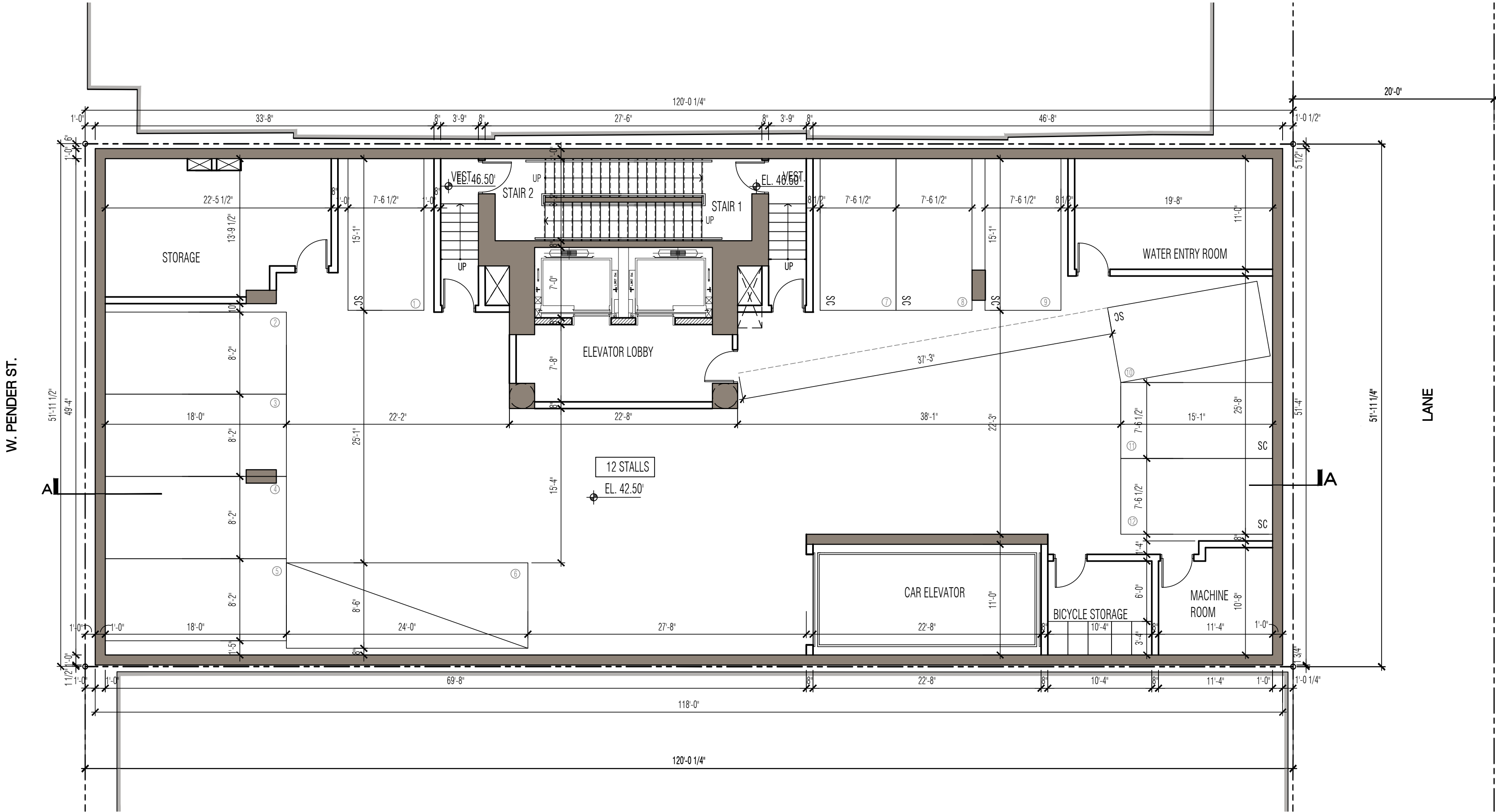


drawing no.:

A1.1



PARKING LEVEL P1
SCALE : 1/8" = 1'-0" (ON 24"X36" FORMAT)



PARKING LEVEL P2
SCALE : 1/8" = 1'-0" (ON 24"X26" FORMAT)

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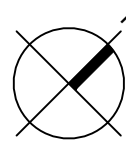
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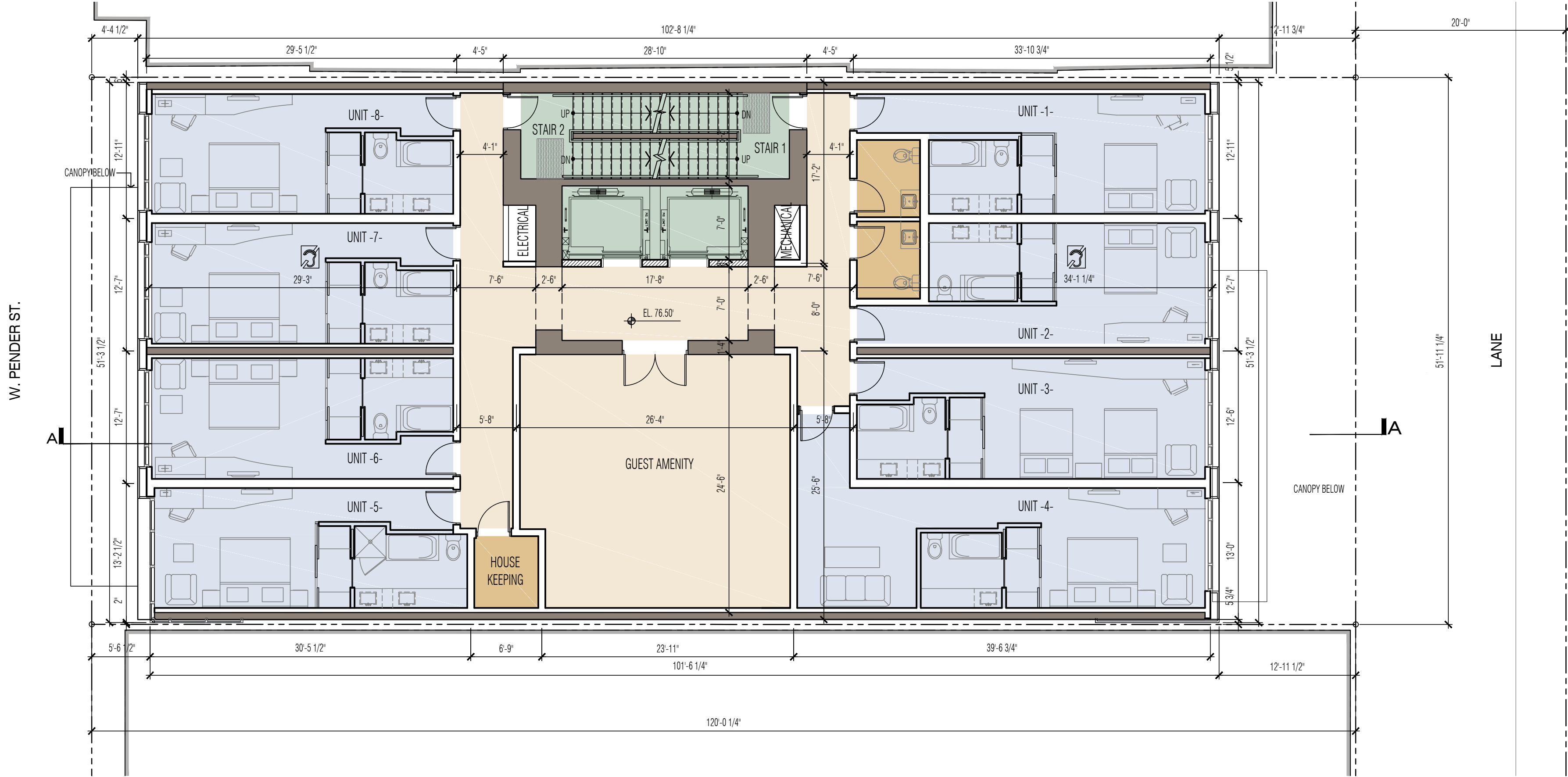
project title:	PROPOSED HOTEL DEVELOPMENT 833 WEST PENDER ST VANCOUVER, BC
drawing title:	PARKING LEVEL PLANS P2 & P1

project no.:	16026
drawn by:	ST
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scale:	AS NOTED

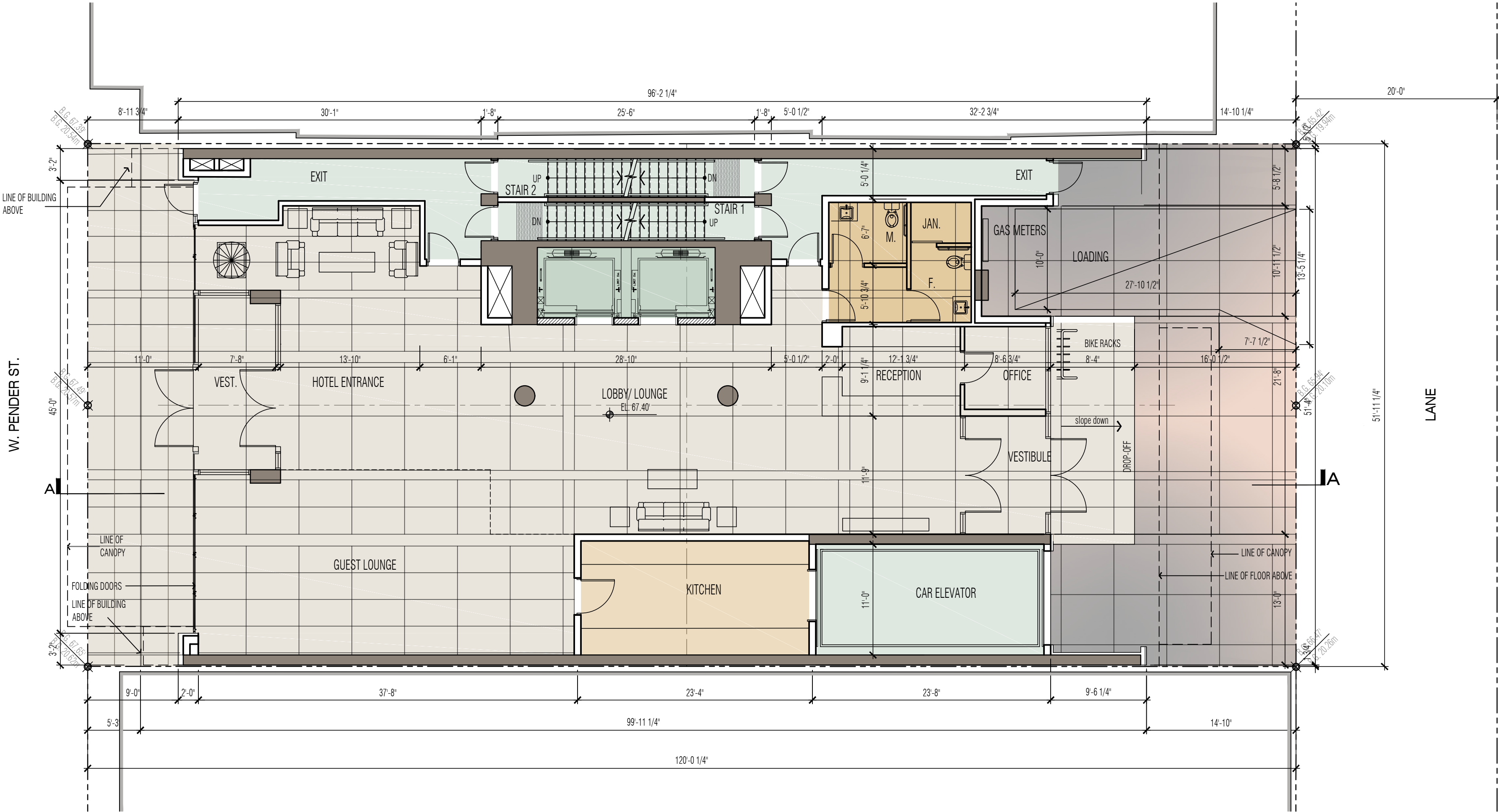


drawing no.:

A1.2



SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0" (ON 24" X 36" FORMAT)



GROUND FLOOR PLAN
SCALE : 1/8" = 1'-0" (ON 24" X 36" FORMAT)

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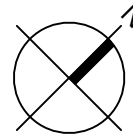
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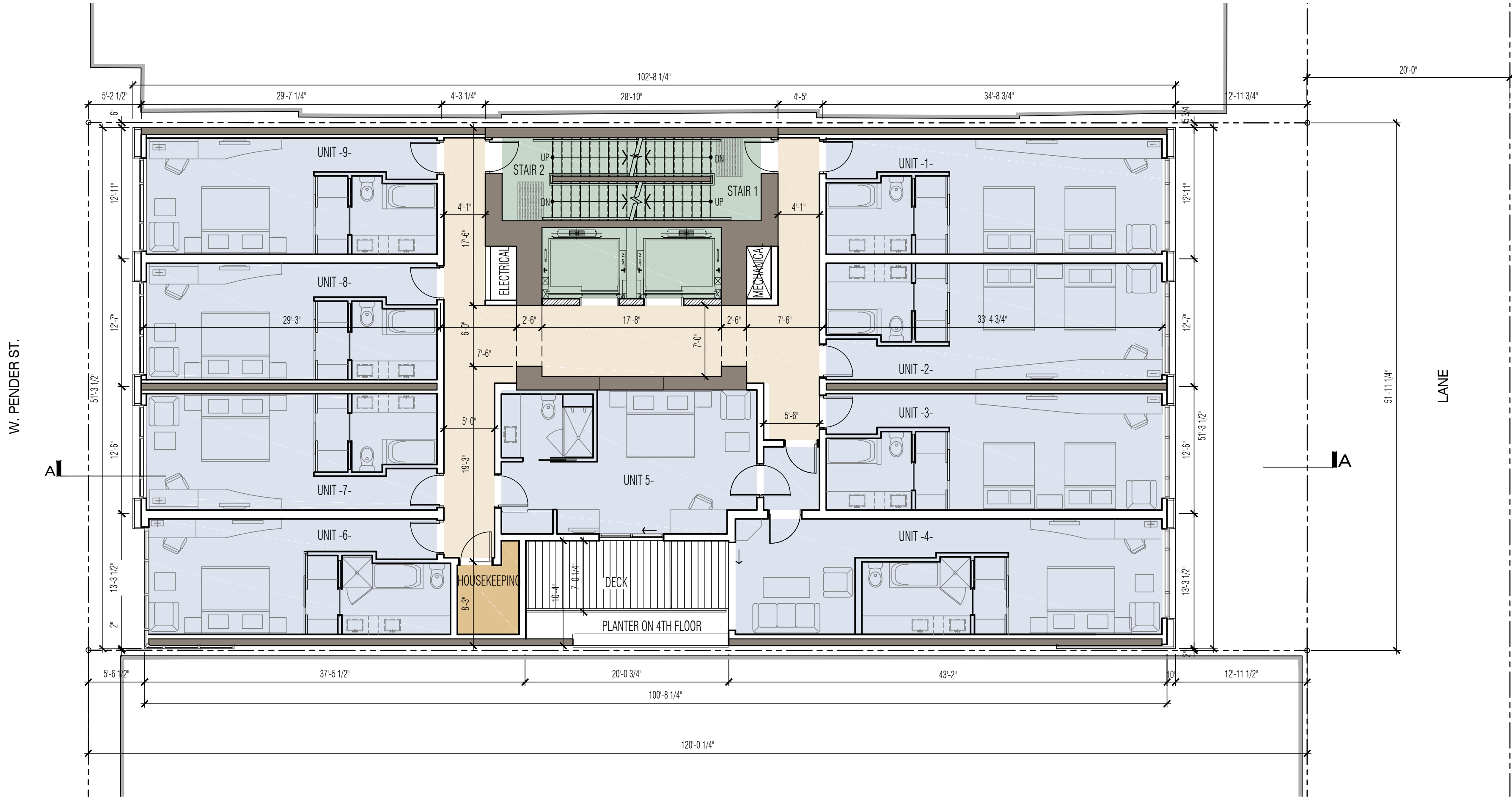
GROUND FLOOR &
2ND FLOOR PLAN

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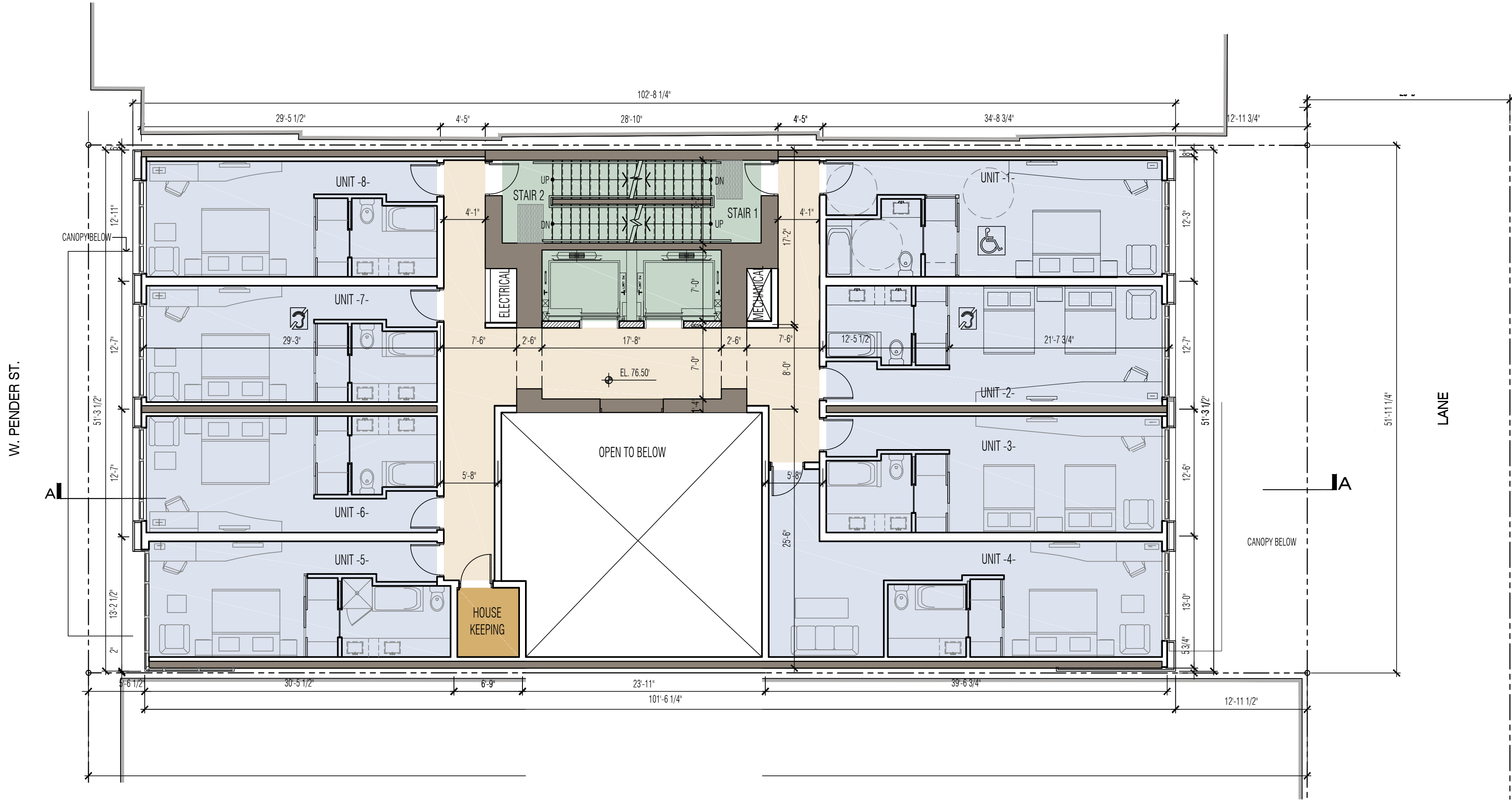


drawing no.:

A1.3



4TH-12TH (TYP.) FLOOR PLAN
SCALE : 1/8" = 1'-0" (ON 24" X 36" FORMAT)



3RD FLOOR PLAN
SCALE : 1/8" = 1'-0" (ON 24" X 36" FORMAT)

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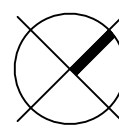
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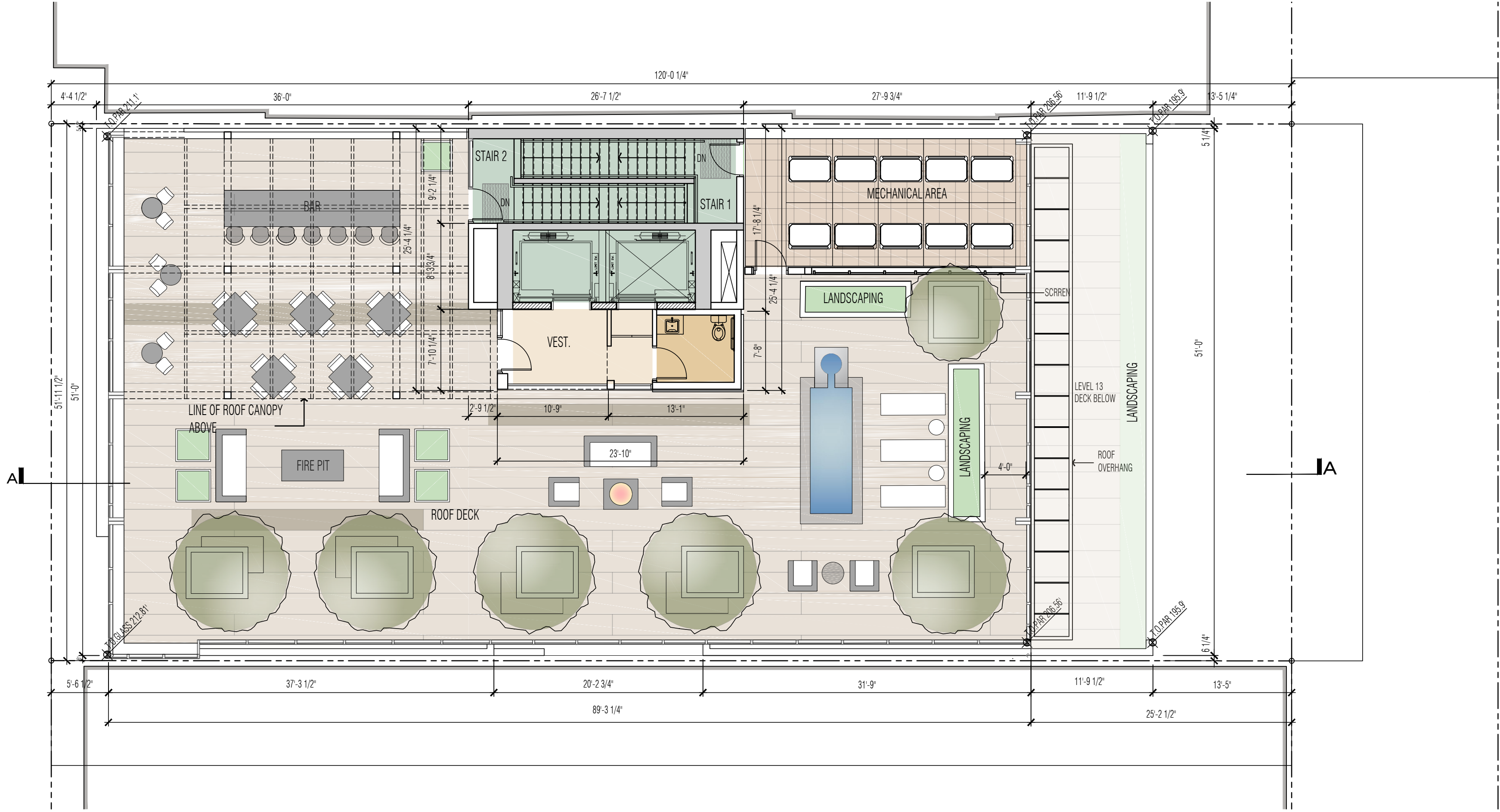
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3RD FLOOR PLAN & 4TH-12TH (TYP) FLOOR PLAN	

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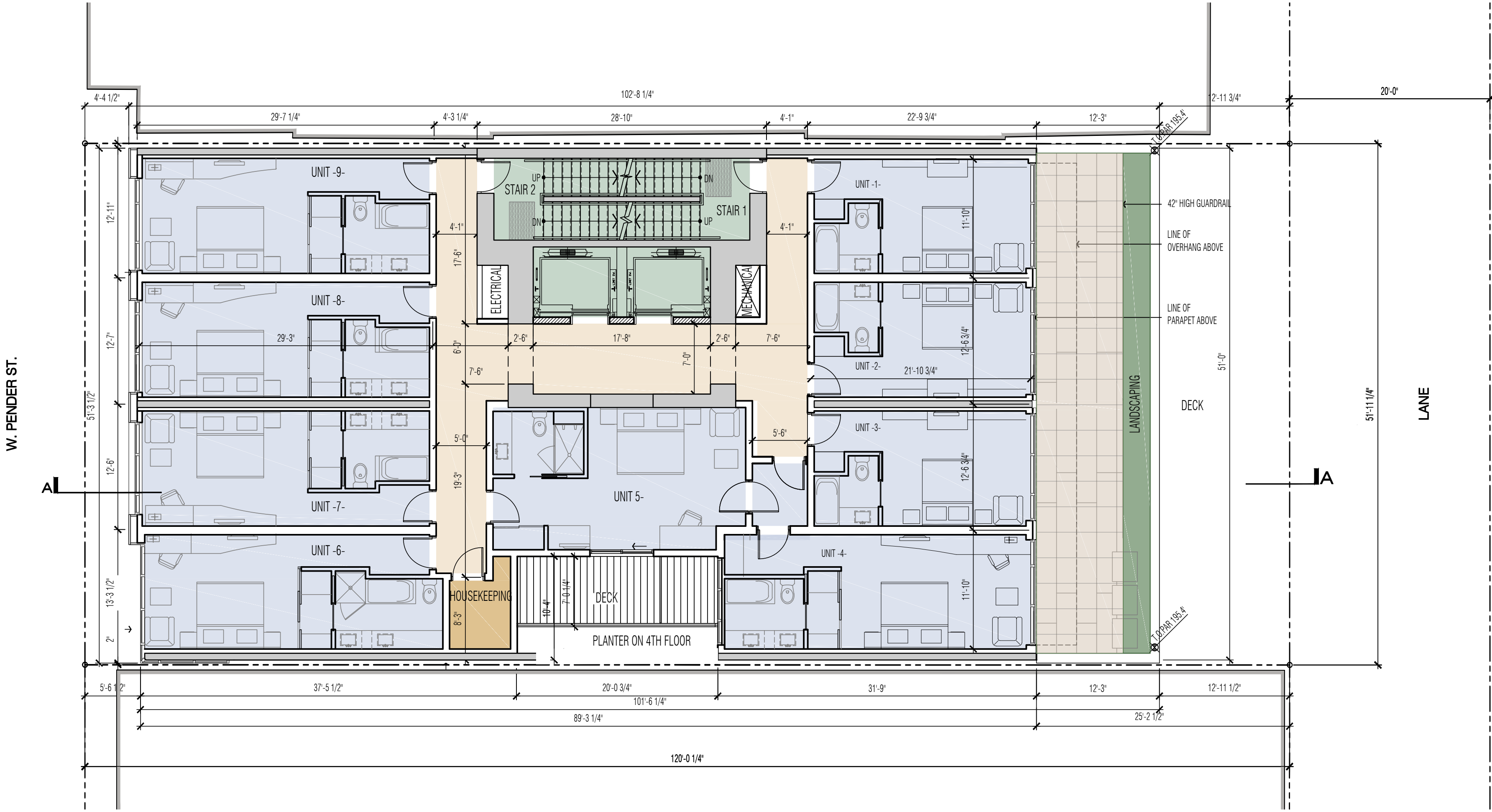


drawing no.:
A1.4



ROOF PLAN

SCALE : 1/8" = 1'-0"



13TH FLOOR PLAN

SCALE : 1/8" = 1'-0"

240 - 388 West 8th Ave.
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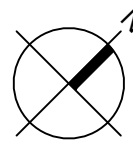
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2	31.08.2016	Issued for INQUIRY
1	15.08.2016	Issued for INQUIRY
no.:	date:	description:
revisions		

project title:
PROPOSED HOTEL
DEVELOPMENT
833 WEST PENDER ST
VANCOUVER, BC

drawing title:

13TH FLOOR &
ROOF PLANS

project no.:	16026
drawn by:	ST
checked by:	TW
date:	Oct 11, 2017
scale:	AS NOTED



drawing no.:

A1.5



MATERIAL FINISH LEGEND

- 1 HIGH THERMAL PERFORMANCE CURTAIN WALL SYSTEM.
- 2 NATURAL STONE CLADDING - POLISHED FINISH
COLOR: WHITE
- 3 NATURAL STONE CLADDING - POLISHED FINISH
COLOR: DARK GREY
- 4 SPANDREL GLASS
- 5 ALUMINUM LASER CUT SCREEN
- 6 ARCHITECTURAL FINISH CONCRETE
COLOR: SHOAL CL 3234D
- 7 FOLDING GLASS WALL SYSTEM
- 8 TRANSLUCENT GLASS GUARDRAIL SYSTEM
- 9 WOOD DOOR
- 10 METAL CANOPY
- 11 THERMALLY-BROKEN ALUMINUM WINDOW
- 12 GLASS CANOPY

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no.:	date:	description:
revisions		

project title: PROPOSED HOTEL DEVELOPMENT 833 WEST PENDER ST VANCOUVER, BC
drawing title: SOUTHWEST ELEVATION

project no.:	16026
drawn by:	ST
checked by:	TW
date:	Oct 11, 2017
scale:	AS NOTED

drawing no.:
A2.1

SOUTHWEST ELEVATION _ West Pender Street
SCALE : 1/8" = 1'-0" (on 24"x36" sheet)



MATERIAL FINISH LEGEND

- 1 HIGH THERMAL PERFORMANCE CURTAIN WALL SYSTEM.
- 2 NATURAL STONE CLADDING - POLISHED FINISH
COLOR: WHITE
- 3 NATURAL STONE CLADDING - POLISHED FINISH
COLOR: DARK GREY
- 4 SPANDREL GLASS
- 5 ALUMINUM LASER CUT SCREEN
- 6 ARCHITECTURAL FINISH CONCRETE
COLOR: SHOAL CL 3234D
- 7 FOLDING GLASS WALL SYSTEM
- 8 TRANSLUCENT GLASS GUARDRAIL SYSTEM
- 9 WOOD DOOR
- 10 METAL CANOPY
- 11 THERMALLY-BROKEN ALUMINUM WINDOW
- 12 GLASS CANOPY

NORTHEAST ELEVATION _ Rear Lane
SCALE : 1/8" = 1'-0" (on 24"x36" sheet)

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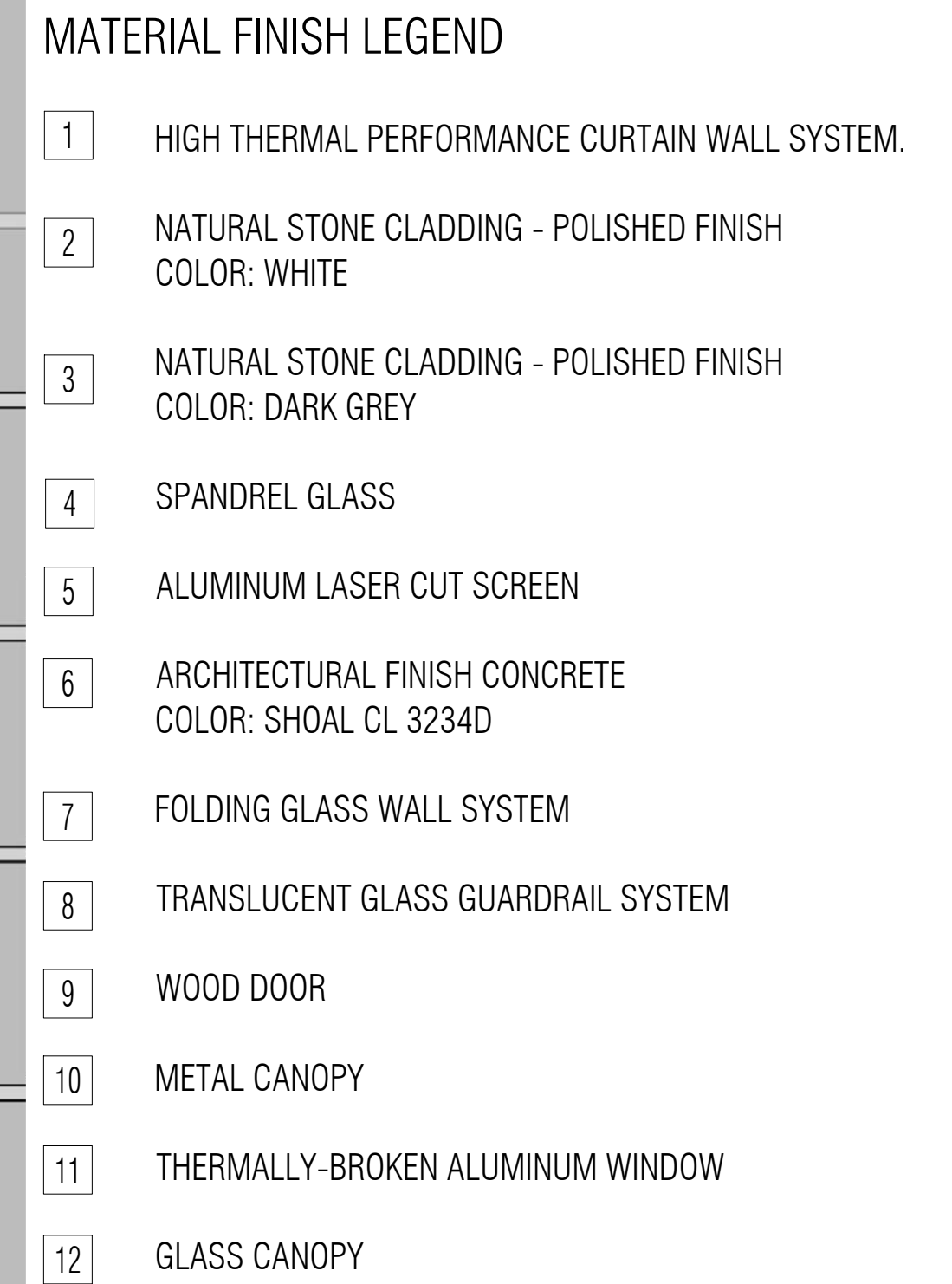
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1	15.08.2016	Issued for INQUIRY
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revisions		

project title: PROPOSED HOTEL DEVELOPMENT 833 WEST PENDER ST VANCOUVER, BC	
drawing title: NORTHEAST ELEVATION	

project no.:	16026
drawn by:	ST
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date:	Oct 11, 2017
scale:	AS NOTED

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30.09.2016	Issued for INQUIRY
31.08.2016	Issued for INQUIRY
15.08.2016	Issued for INQUIRY
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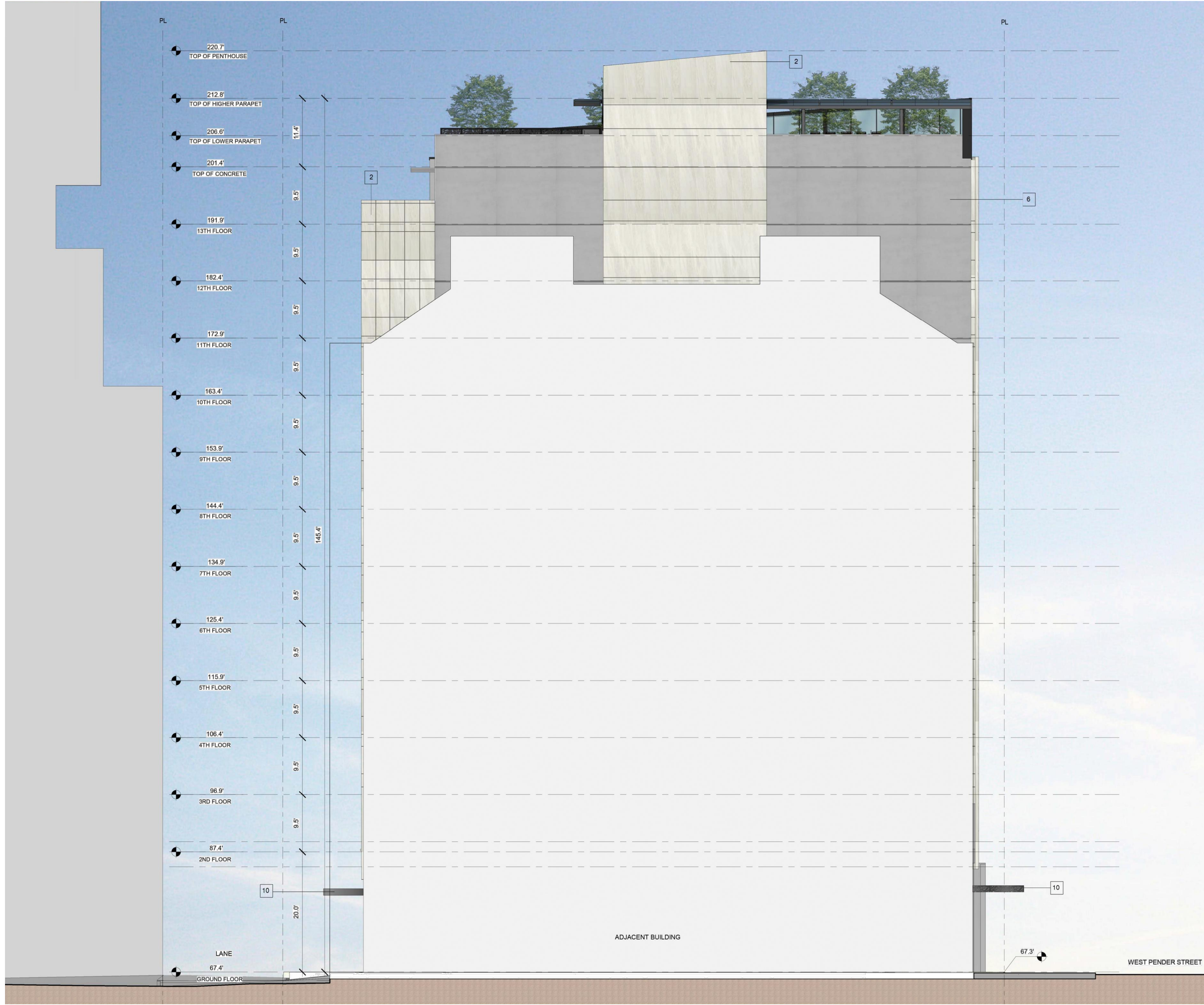
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drawing title: SOUTHEAST ELEVATION	

Project no.: 16026	
Drawn by: ST	
Checked by: TW	
Date: Oct 11, 2017	
Scale: AS NOTED	

Drawing no.:

A2.3

SCALE : 1/8" = 1'-0" (on 24"x36" sheet)



MATERIAL FINISH LEGEND

- 1 HIGH THERMAL PERFORMANCE CURTAIN WALL SYSTEM.
- 2 NATURAL STONE CLADDING - POLISHED FINISH
COLOR: WHITE
- 3 NATURAL STONE CLADDING - POLISHED FINISH
COLOR: DARK GREY
- 4 SPANDREL GLASS
- 5 ALUMINUM LASER CUT SCREEN
- 6 ARCHITECTURAL FINISH CONCRETE
COLOR: SHOAL CL 3234D
- 7 FOLDING GLASS WALL SYSTEM
- 8 TRANSLUCENT GLASS GUARDRAIL SYSTEM
- 9 WOOD DOOR
- 10 METAL CANOPY
- 11 THERMALLY-BROKEN ALUMINUM WINDOW
- 12 GLASS CANOPY

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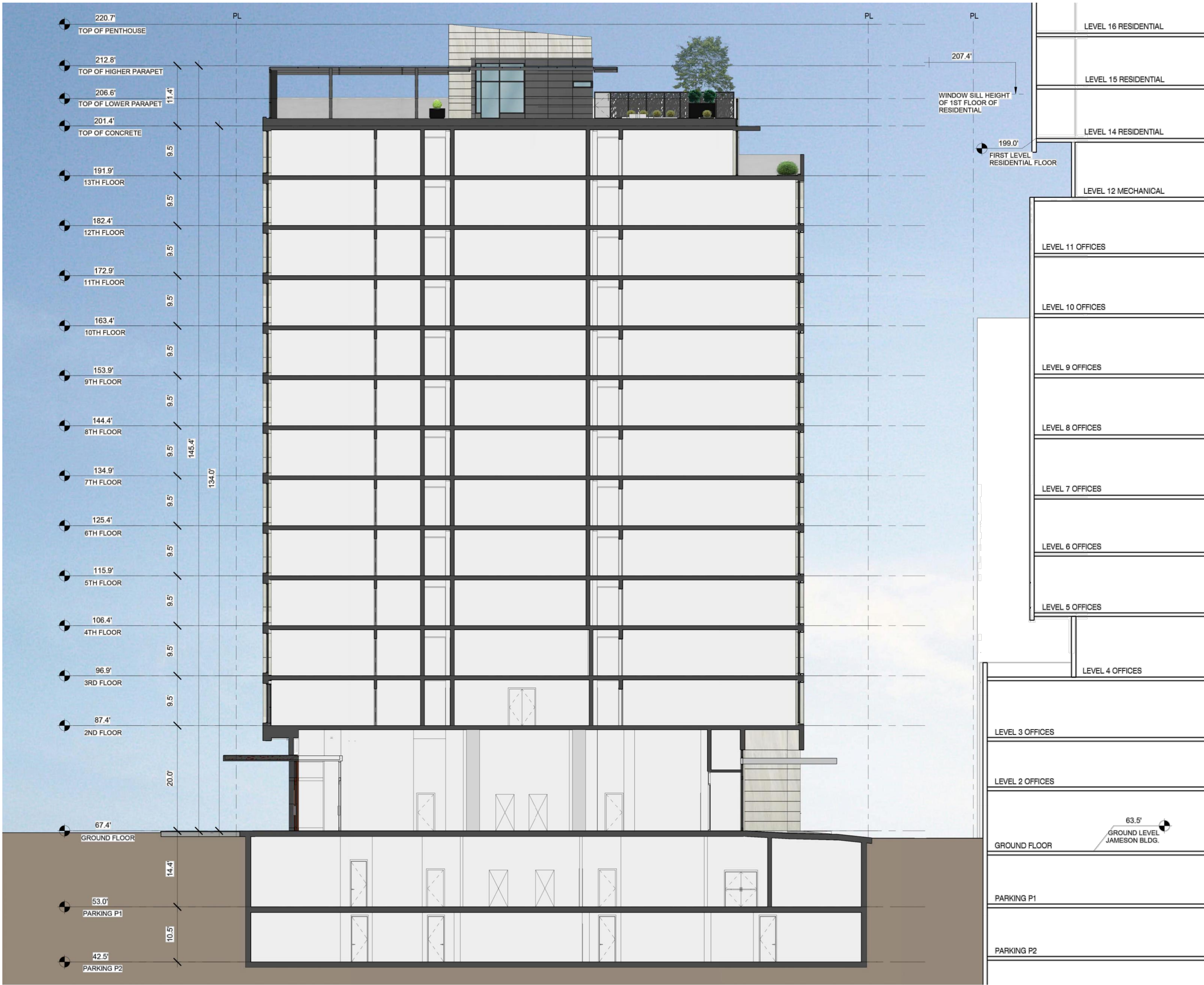
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revisions		

project title:	PROPOSED HOTEL DEVELOPMENT 833 WEST PENDER ST VANCOUVER, BC
drawing title:	NORTHWEST ELEVATION

project no.:	16026
drawn by:	ST
checked by:	TW
date:	Oct 11, 2017
scale:	AS NOTED

drawing no.:	A2.4
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NORTHWEST ELEVATION
SCALE : 1/8" = 1'-0" (on 24"x36" sheet)



SECTION A
SCALE : 3/32" = 1'-0" (on 24"x36" sheet)

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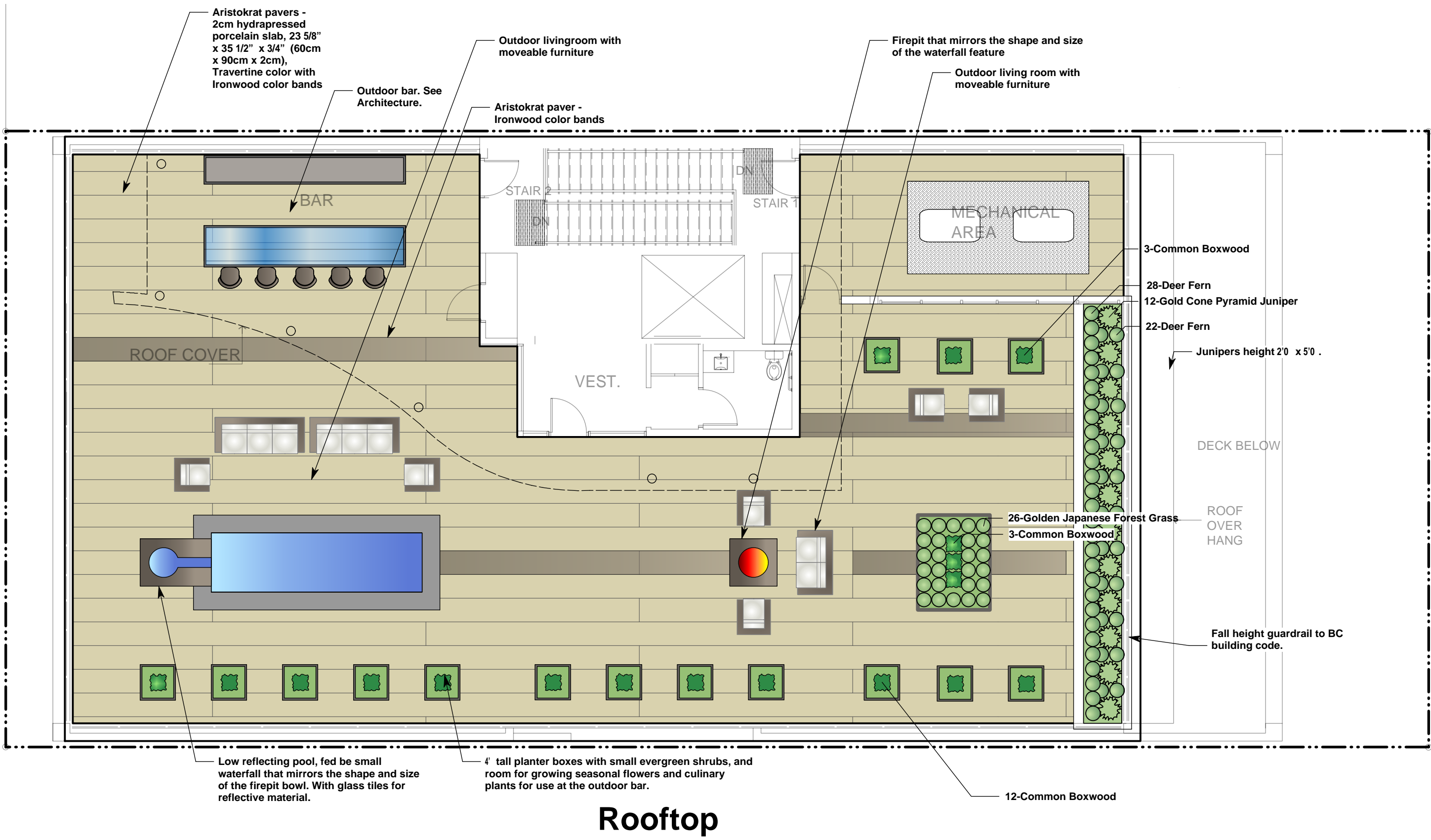
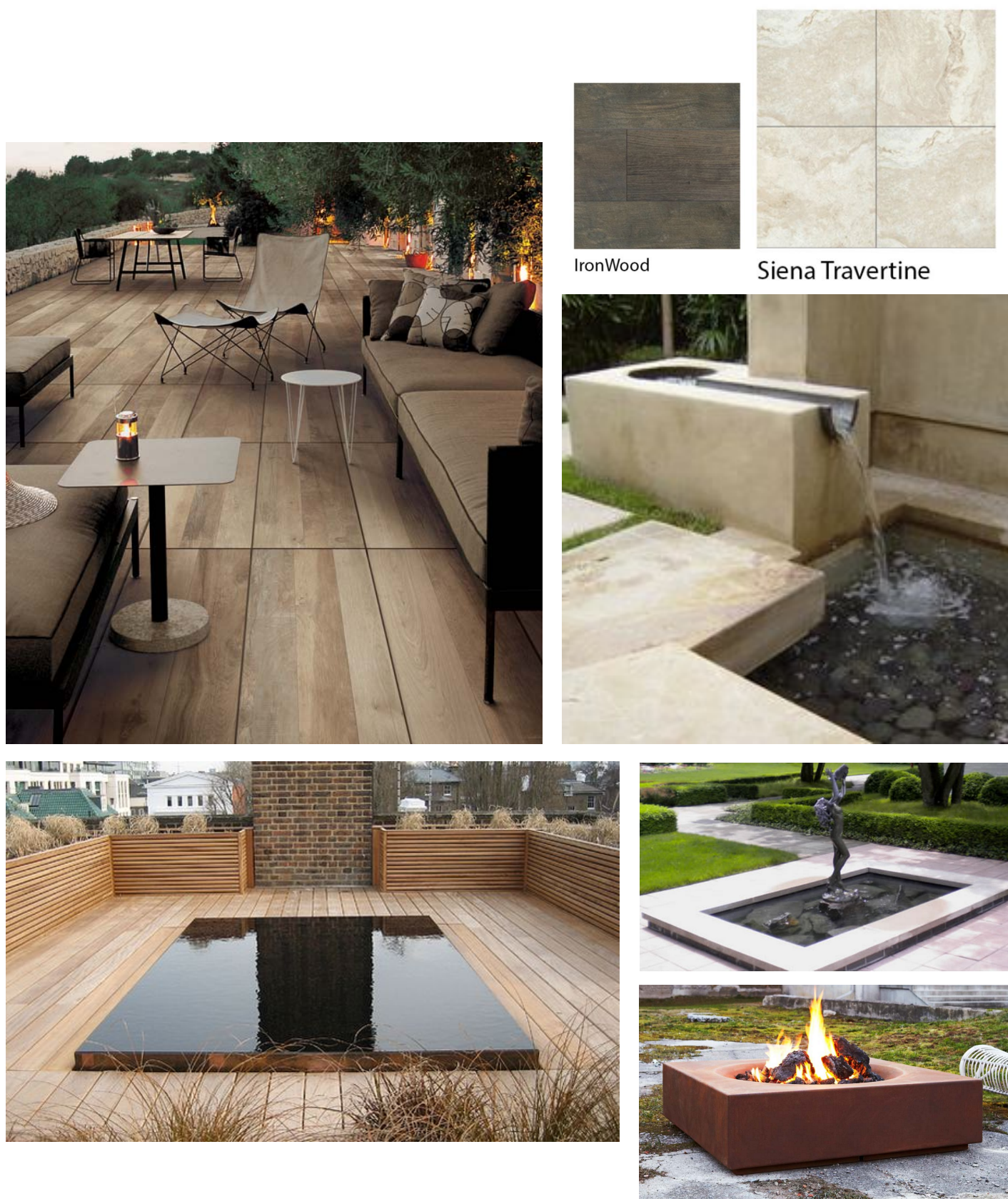
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revisions		

project title: PROPOSED HOTEL DEVELOPMENT 833 WEST PENDER ST VANCOUVER, BC	
drawing title: SECTION AA	

project no.:	16026
drawn by:	ST
checked by:	TW
date:	Oct 11, 2017
scale:	AS NOTED

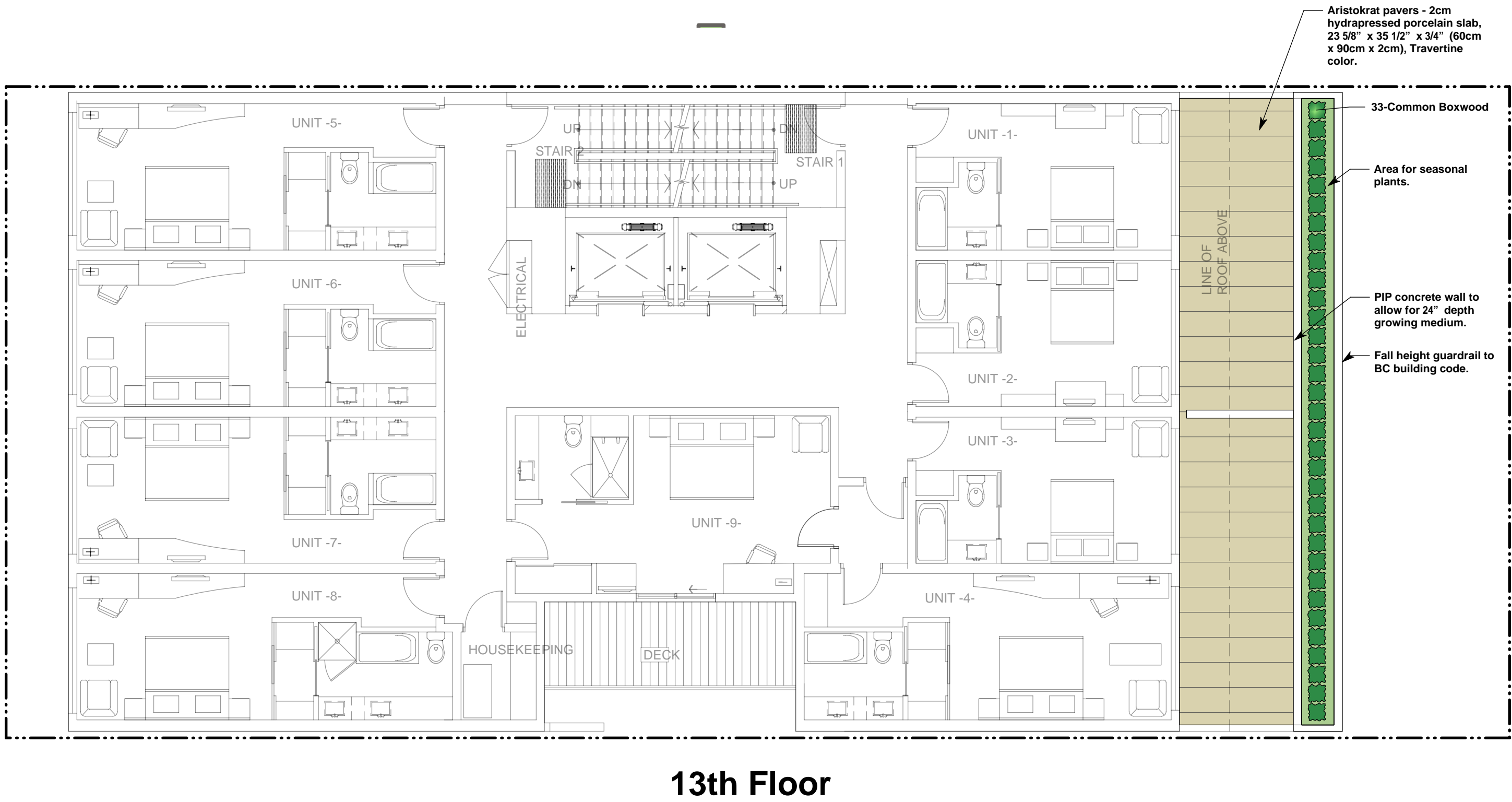
drawing no.:
A3.1



Plant List				
ID	Latin Name	Common Name	Quantity	Scheduled Size
TREES				
SHRUBS/ GROUND COVER				
Bs	Blechnum spicant	Deer Fern	50	#1 pot
Bm	Buxus sempervirens	Common Boxwood	55	#2 pot
Hm	Hakonechloa macra 'aurea'	Golden Japanese Forest Grass	26	#1 pot
JcGC	Juniperis communis 'Gold Cone'	Gold Cone Pyramid Juniper	12	#10 pot

LANDSCAPE NOTES

- Sizes on the planting plan shall be considered minimum sizes.
- All landscape construction to meet the current edition of the British Columbia Landscape Standards as a minimal acceptable standard. Plant material to the satisfaction of the Landscape Standards for nursery stock. Extend search for plant material to Washington, Oregon, California, and B.C.
- Root balls to be free of pernicious weeds.
- Top soil mixtures for the project shall be tested for particle size, Ph, and Nutrient levels, and recommendations provided and amendments made to bring the soil up to acceptable horticultural quality for the desired plant material, trees, or turf planting. Off slab, min. soil depths are 6" for lawn areas, 18" for shrub beds and ground cover plantings. Install 2 inches of composted organic mulch on all shrub beds after planting and rake smooth.
- Provide positive grades away from buildings and toward lawn drains and catch basins. Slope away from building at a minimum of 2%. The prepared sub-grade shall be approved by the Consultant prior to application of top soil mixtures and finish grading. Slope towards lawn basins at min. 4%.
- Landscape Contractor is to provide 55 days of maintenance after the date of Substantial Completion. Maintain to level 2 'Groomed' as per British Columbia Landscape Standards. Contractor to provide a one year guarantee for all plant material. Plants installed prior to June (Between Jan 1 and June 1) shall be under extended warranty until the June 1 of the following year.
- Protection of existing trees/shrubs to remain: Install temporary tree protection fencing at drip line of existing hedges, trees, and shrub beds which are to remain. Maintain the fencing during construction. No storage of materials or equipment, or any other activities are allowed within the protection zone during construction until final landscape work is being done in the vicinity. Remove protective fencing and landscape as directed.
- Planting material on City Boulevard to have the approval of the Parks Dept. prior to installation. Size, species and location require approval at the time of installation.
- All landscaping to have high efficiency irrigation system to IABC standards.



13th Floor

May 02, 2017	Resubmit for DP
Apr 13, 2017	Resubmit for DP
Apr 12, 2017	Issue for review
Jan 17, 2017	Issue for review

Revisions :



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Project:

Hotel Development
833 W. Pender Street
Vancouver, B.C.

Sheet Title:

Landscape Plan

Scale:
1/8" = 1'0"

Date: Jan 2016

Project No.
2016-63

L-1